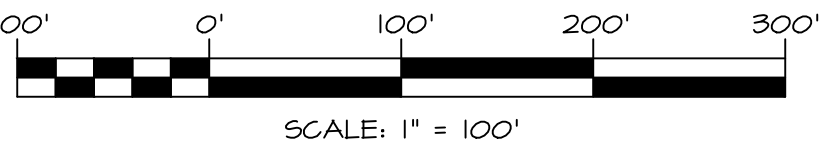
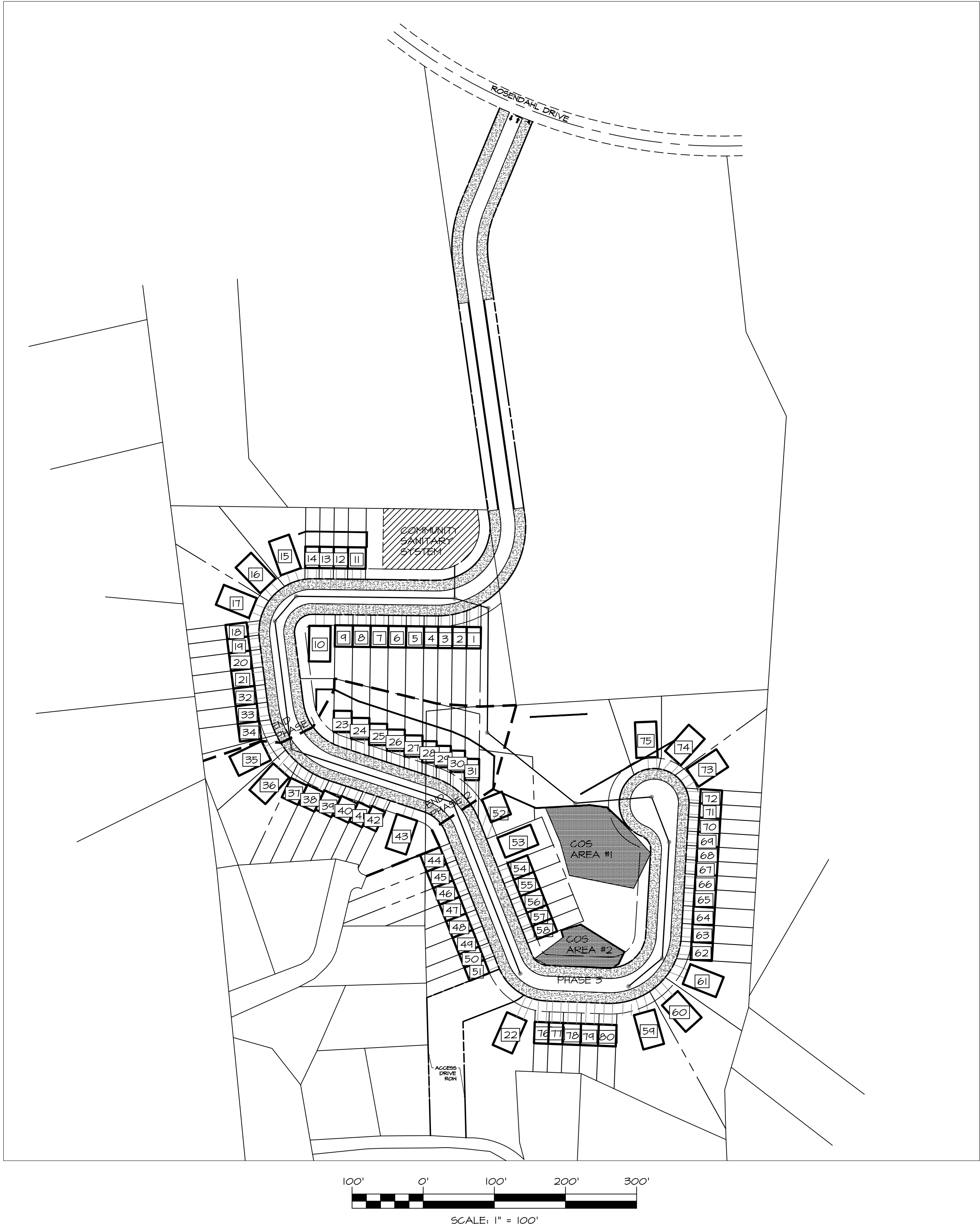


CONSTRUCTION SITE PLANS
FOR
AC DEVELOPMENT, LLC
ST. THOMAS, VI 00801



UNIT SUMMARY		
UNIT NUMBER	TYPE	GRADING TYPE (SEE TYPICAL SECTIONS SHEET)
1	20' TOWN	B
2	20' TOWN	B
3	20' TOWN	B
4	20' TOWN	B
5	25' TOWN	B
6	25' TOWN	B
7	25' TOWN	B
8	25' TOWN	B
9	25' TOWN	B
10	SINGLE	B
11	25' TOWN	A
12	20' TOWN	A
13	20' TOWN	A
14	20' TOWN	A
15	SINGLE	A
16	SINGLE	A
17	SINGLE	A
18	20' TOWN	A
19	20' TOWN	A
20	25' TOWN	A
21	25' TOWN	A
22	SINGLE	B
23	25' TOWN	A
24	25' TOWN	A
25	25' TOWN	A
26	25' TOWN	A
27	25' TOWN	A
28	20' TOWN	A
29	20' TOWN	A
30	20' TOWN	A
31	20' TOWN	A
32	25' TOWN	A
33	25' TOWN	A
34	25' TOWN	A
35	SINGLE	A
36	SINGLE	B
37	25' TOWN	B
38	25' TOWN	B
39	25' TOWN	B
40	25' TOWN	B
41	20' TOWN	B
42	20' TOWN	B
43	SINGLE	B
44	25' TOWN	B
45	25' TOWN	B
46	25' TOWN	B
47	25' TOWN	B
48	25' TOWN	B
49	25' TOWN	B
50	20' TOWN	B
51	20' TOWN	B
52	SINGLE	A
53	SINGLE	A
54	25' TOWN	A
55	25' TOWN	A
56	25' TOWN	A
57	20' TOWN	A
58	20' TOWN	A
59	SINGLE	B
60	SINGLE	B
61	SINGLE	B
62	25' TOWN	B
63	25' TOWN	B
64	25' TOWN	B
65	25' TOWN	B
66	20' TOWN	B
67	20' TOWN	B
68	20' TOWN	B
69	20' TOWN	B
70	20' TOWN	B
71	20' TOWN	B
72	20' TOWN	B
73	SINGLE	B
74	SINGLE	B
75	SINGLE	A
76	20' TOWN	B
77	20' TOWN	B
78	25' TOWN	B
79	25' TOWN	B
80	25' TOWN	B

TOTAL SINGLES: 16
TOTAL 20' TOWNS: 28
TOTAL 25' TOWNS: 36



- GENERAL NOTES:
- SITE BOUNDARY, TOPOGRAPHY, AND SUBDIVISION TO BE LOCATED BY FIELD SURVEY.
 - BOUNDARY, TOPOGRAPHY, AND PLANOMETRIC SHOWN PROVIDED BY AVAILABLE GIS AND MAPPING.
 - SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF USGS WEB SOIL SURVEY.

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

SHEET INDEX	
DRAWING NO.	SHEET NAME
C1	TITLE SHEET
C2	SITE PLAN - SHEET 1
C3	SITE PLAN - SHEET 2
C4	SITE PLAN - SHEET 3
C5	TYPICAL HOUSE & ROADWAY SECTION DETAIL
C6	EXISTING PLAT
C7	PROPOSED PLAT

- SITE DEVELOPMENT DATA:
- LOT COUNT:
 - TIER 1: 20' WIDE TOWNHOME: 28 TOTAL (35%)
 - TIER 2: 25' WIDE TOWNHOME: 36 TOTAL (45%)
 - TIER 3: 50' WIDE SINGLE FAMILY: 16 TOTAL (20%)
 - TOTAL: 80 TOTAL
 - PHASE 1 SCOPE OF WORK
 - ROAD A (STA 0+00 TO STA 11+80). ROAD A WILL PROVIDE ACCESS TO THE PROJECT VIA ROSENDAHL DRIVE.
 - 1 TIER 1 UNITS (20' TOWNHOMES)
 - 1 TIER 2 UNITS (25' TOWNHOMES)
 - 4 TIER 3 UNITS (SINGLE FAMILY HOMES)
 - SWM FACILITY B & C
 - SANITARY SYSTEM
 - PHASE 2 SCOPE OF WORK
 - ROAD A (STA 11+80 TO STA 14+70)
 - 6 TIER 1 UNITS (20' TOWNHOMES)
 - 1 TIER 2 UNITS (25' TOWNHOMES)
 - 3 TIER 3 UNITS (SINGLE FAMILY HOMES)
 - PHASE 3 SCOPE OF WORK
 - REMAINDER OF ROAD A (STA 16+75 TO STA 21+31)
 - 13 TIER 1 UNITS (20' TOWNHOMES)
 - 16 TIER 2 UNITS (25' TOWNHOMES)
 - 1 TIER 3 UNITS (SINGLE FAMILY HOMES)
 - COMMUNITY OPEN SPACE
 - SWM FACILITY A

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EX CONTOURS
	PROP CONTOURS
	EX EASEMENT
	EX EDGE OF VEGETATION
	PROP EDGE OF VEGETATION
	EX WOOD FENCE
	EX EDGE OF PAVING
	EX OVERHEAD LINES
	EX SANITARY LINES
	EX WATER LINES
	EX STORM DRAIN LINES
	PROP. SANITARY LINES
	PROP. WATER LINES
	PROP. STORM DRAIN LINES
	EXISTING GAS
	SOIL BOUNDARY
	PROP CURB & GUTTER
	PROP SPLIT RAIL FENCE
	PROP CONCRETE PAVING
	PROP ASPHALT PAVING
	EX EDGE OF PAVING/CURB
	EX. BUILDING
	PROP BUILDING
	EX UTILITY POLE
	PROP UTILITY POLE
	EX LIGHT POLE
	PROP LIGHT POLE
	EX SIGN
	PROP SIGN
	PARKING ROW QUANTITY
	HANDICAP PARKING
	EX FIRE HYDRANT
	PROP FIRE HYDRANT
	EX MANHOLE
	PROP MANHOLE
	EX WATER VALVE
	PROP WATER VALVE
	TRAVERSE POINTS

SOILS CHART				
SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
DoE	DOROTHEA-SUSANNABERG COMPLEX, 20 TO 40 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
DoF	DOROTHEA-SUSANNABERG COMPLEX, 40 TO 60 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
DoG	DOROTHEA-SUSANNABERG COMPLEX, 60 TO 90 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410-879-2090
frederickward.com
PO Box 727, 5 South Main Street, 2nd Floor, Maryland 21014

OWNER/DEVELOPER
AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL: ACORNEIRO@ACDEVUSVI.COM

TITLE SHEET
**THE RESIDENCES
AT 340 NORTH**

I, THOMAS H. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

DATE: 2/2/2025
DRAWING NO: C1
SCALE: 1" = 100'
DESIGNED BY: NSS
DRAWN BY: NSS
CHECKED BY: TMM

SHEET 1 OF 7
FNA JOB NUMBER: #####

REVISIONS
DESCRIPTION
DATE
REV

ST. THOMAS, U.S. VIRGIN ISLANDS
###

LINE DATA		
LINE NO.	LENGTH	DIRECTION
L1	140.32	S22° 31' 26.25"W
L2	359.97	S8° 10' 29.23"E
L3	173.00	N89° 14' 40.93"W
L4	96.67	S7° 13' 40.61"E
L5	140.74	S71° 48' 26.95"E
L6	203.67	S21° 28' 46.09"E
L7	86.27	S87° 47' 48.93"E
L8	131.58	N3° 22' 19.10"E
L9	57.97	N21° 14' 02.49"W

A circular blue ink seal for a Professional Engineer. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "U.S. VIRGIN ISLANDS" at the bottom, separated by two stars. The inner circle contains the name "CECIL V THOMAS" at the top, a handwritten signature in the center, and "LICENSE NO 2013-E" at the bottom.

SITE PLAN - SHEET 1

SCALE: 1" = 30'

STATE OF MARYLAND
THOMAS M. MINER
PROFESSIONAL ENGINEER
No. 46810

DATE: 2/2/2025	DRAWING NO:
SCALE: 1" = 30'	C2
DESIGNED BY: NSS	
DRAWN BY: NSS	
CHECKED BY: TMM	
	SHEET 2 OF 7 FWA JOB NUMBER: ####

FWA

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

FREDERICK WARD ASSOCIATES
*410.979.2080
fredrickward.com*

PO Box 727, 5 South Main Street Ball Air Maryland 21014

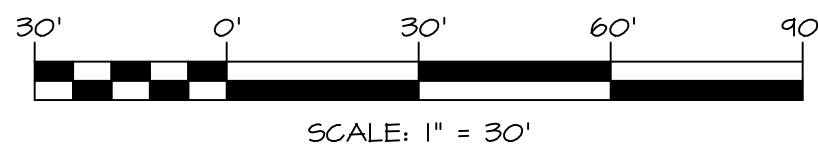
THE RESIDENCIES
AT 340 NORTH

ST. THOMAS, U.S. VIRGIN ISLANDS

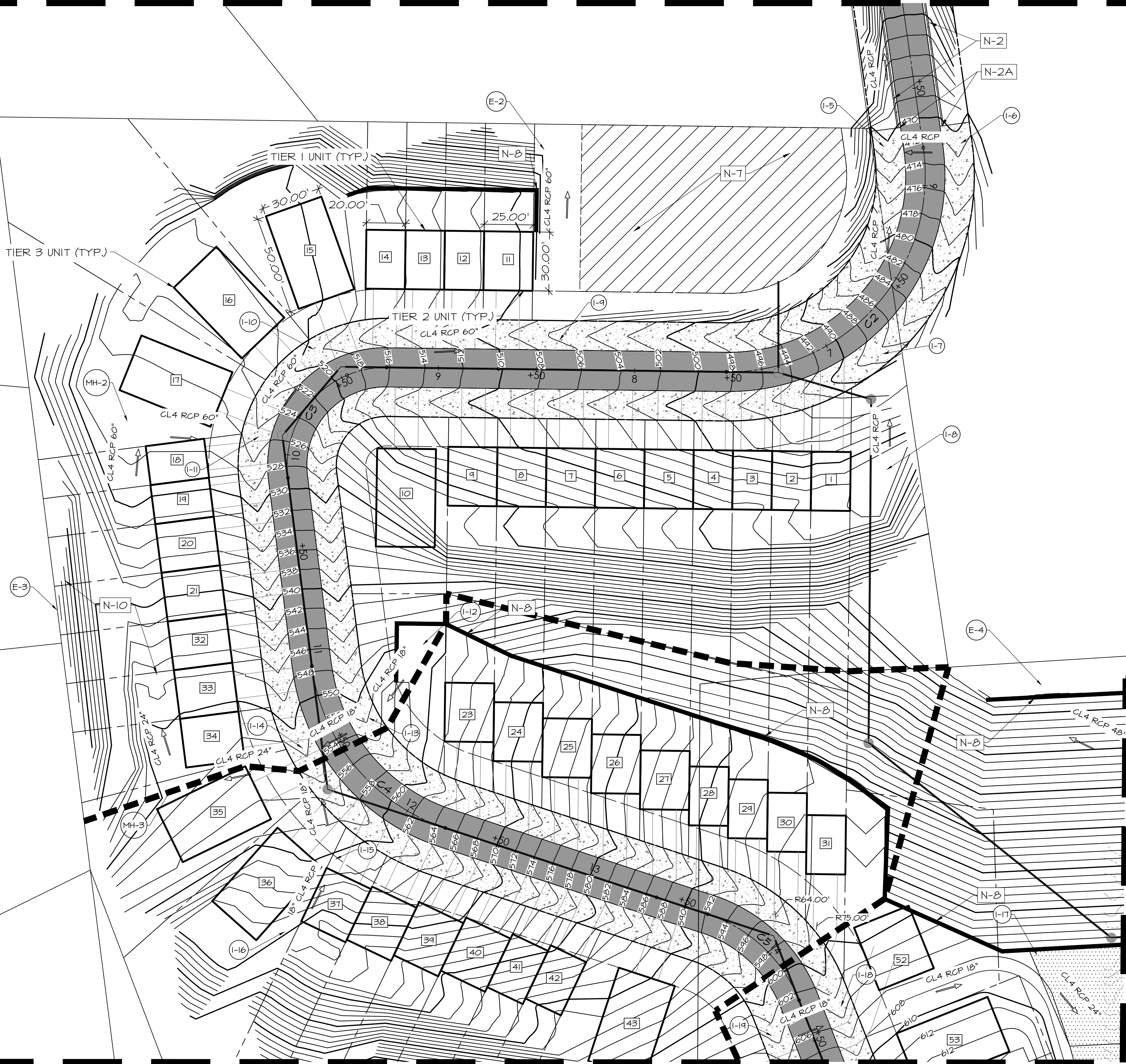
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M:\FWA BUSINESS DEVELOPMENT\PROPOSAL ENGINEERING\2024\USVI\STS\STSHEETS\PLANS\CONSTRUCTION\C3 - SITE PLAN - SHEET 2.DWG, FWA-BRD-RT-22X34, 2/6/2025 11:43 AM\ntsc001

SITE PLAN - SHEET 2



MATCHLINE (SEE SHEET C2)



MATCHLINE (SEE SHEET C4)

LINE DATA

LINE NO.	LENGTH	DIRECTION
L1	140.32	S22° 31' 26.29\"W
L2	359.97	S8° 10' 29.23\"E
L3	173.00	N89° 14' 40.93\"W
L4	96.67	S7° 13' 40.61\"E
L5	140.74	S71° 48' 26.95\"E
L6	203.67	S21° 28' 46.09\"E
L7	86.27	S87° 47' 48.93\"E
L8	131.58	N3° 22' 19.10\"E
L9	57.97	N21° 14' 02.49\"W

CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30° 41' 56\"	150.00'	80.37'	S 7° 10' 29\" W	79.41'
C2	98° 55' 48\"	100.00'	172.67'	S 41° 17' 25\" W	152.00'
C3	97° 59' 00\"	50.00'	85.51'	S 41° 45' 49\" W	75.46'
C4	64° 34' 46\"	100.00'	112.71'	S 39° 31' 04\" E	106.84'
C5	50° 19' 41\"	75.00'	65.88'	S 46° 38' 37\" E	63.78'
C6	66° 19' 03\"	50.00'	57.87'	S 54° 38' 18\" E	54.70'
C7	88° 49' 52\"	75.00'	116.28'	N 47° 47' 15\" E	104.98'



MATCHLINE (SEE SHEET C4)

SITE CONSTRUCTION LEGEND

N-1	MEET EXISTING CONDITIONS
N-2	PROP 6\" CURB AND GUTTER
N-2A	PROP NOSE DOWN CURB AND GUTTER
N-3	PROP 5\" SIDEWALK
N-4	PROP WHITE DIRECTIONAL ARROW MARKINGS
N-5	STOP BAR
N-6	PROP. STOP SIGN
N-7	SEPTIC SYSTEM - BY OTHERS
N-8	RETAINING WALL - BY OTHERS
N-9	COMMUNITY OPEN SPACE
N-10	STORMWATER FACILITY SEE DETAILS

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

REVISIONS		DESCRIPTION
REV	DATE	

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWA
FREDERICK WARD ASSOCIATES
410-879-2090
frederickward.com

PO Box 727, 5 South Main Street, Bad Air, Maryland 21014

OWNER/DEVELOPER

AC DEVELOPMENT, LLC

P.O. BOX 11451

ST. THOMAS, VI 00801

ATTN: AJANI CORNEIRO

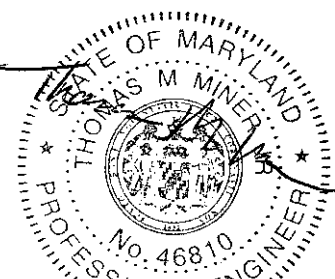
PHONE: 203-893-7280

EMAIL: ACORNEIRO@ACDEVUSVI.COM

SITE PLAN - SHEET 2

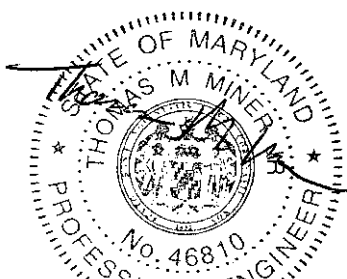
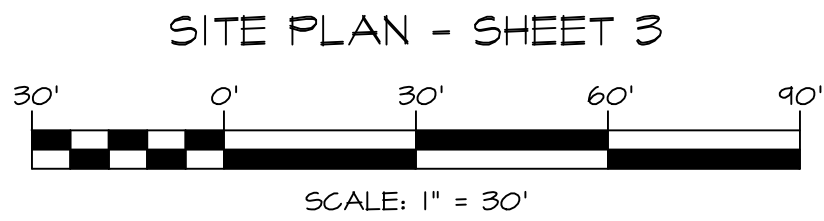
THE RESIDENCIES
AT 340 NORTH

ST. THOMAS, U.S. VIRGIN ISLANDS



I, THOMAS H. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/10/2025

DATE: 2/2/2025	DRAWING NO: C3
SCALE: 1" = 30'	SHEET 3 OF 7
DESIGNED BY: NSS	FWA JOB NUMBER: ####
DRAWN BY: NSS	
CHECKED BY: TMM	

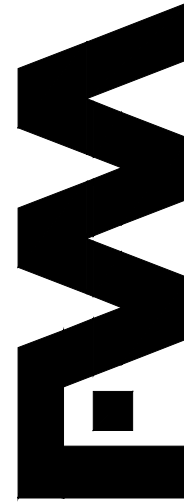


SITE PLAN - SHEET 3

THE RESIDENCIES
AT 340 NORTH

OWNER/DEVELOPER
AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL:
ACORNEIRO@ACDEVUSVI.COM

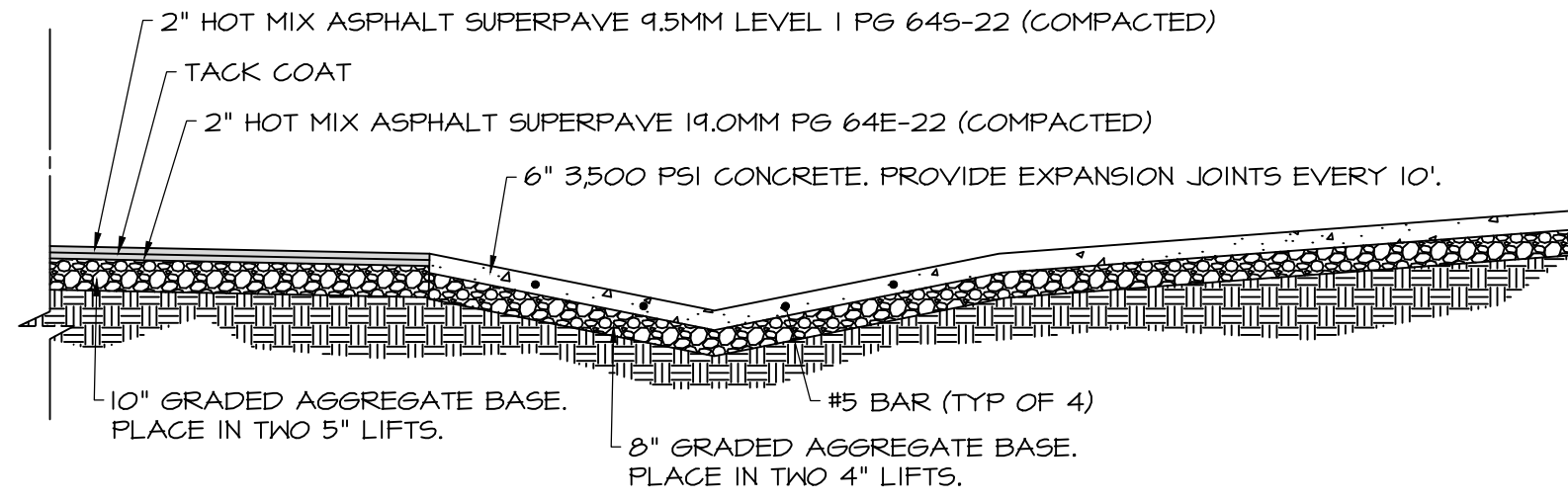
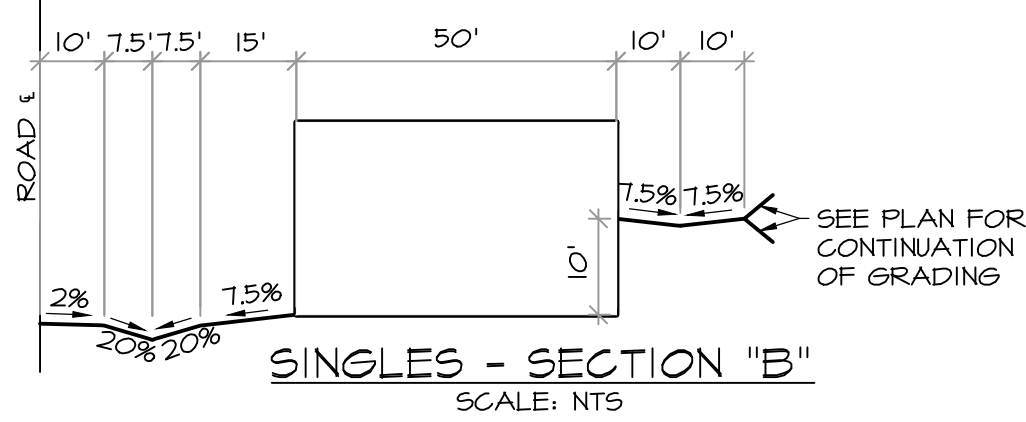
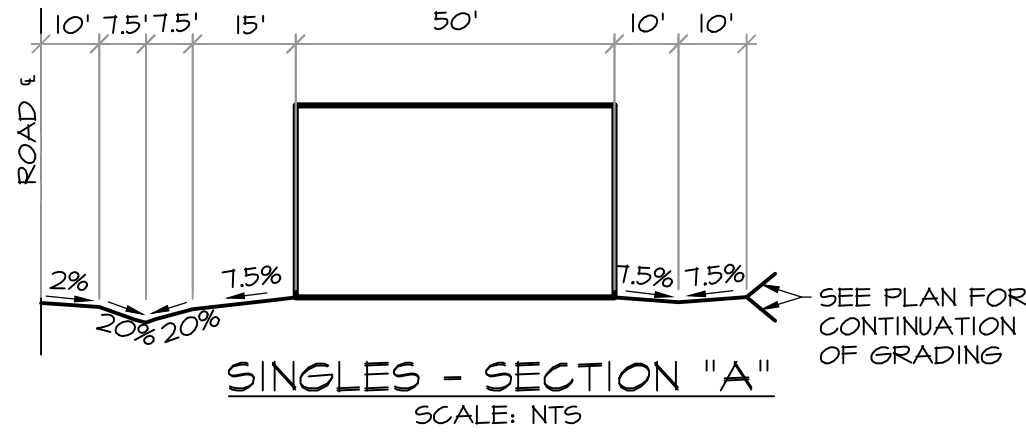
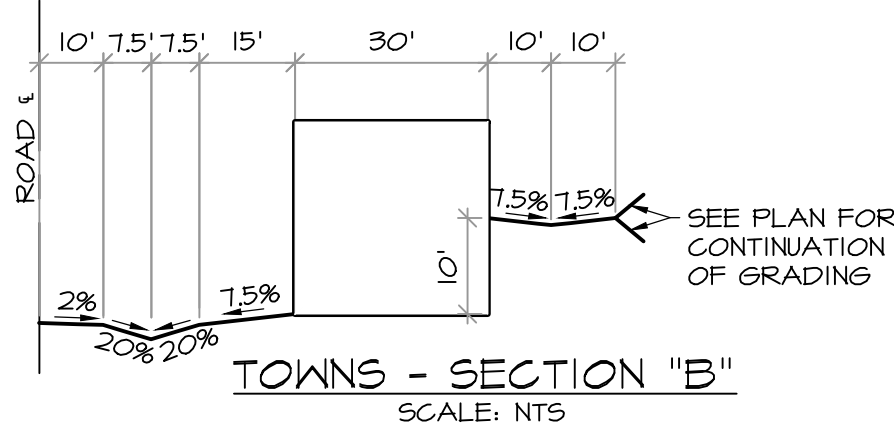
**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
410-879-2090
frederickward.com



PO Box 727, 5 South Main Street Bel Air Maryland 21014

[illegible]

DATE: 2/2/2025	DRAWING NO:
SCALE: 1" = 30'	<h1>C4</h1>
DESIGNED BY: NSS	
DRAWN BY: NSS	
CHECKED BY: TMM	SHEET 4 OF 7 FWA JOB NUMBER: ####



ROADWAY SECTION
SCALE: NTS

[illegible]

FWA

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SURVEYORS**

FREDERICK WARD ASSOCIATES
410-579-2090
frederickward.com

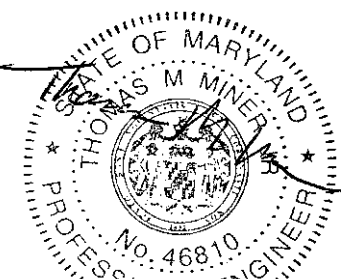
PO Box 727, 5 South Main Street, Ball Air Maryland 21014

OWNER/DEVELOPER
AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL:
ACORNEIRO@ACDEVUSVI.COM

TYPICAL HOUSE & ROADWAY SECTION DETAILS

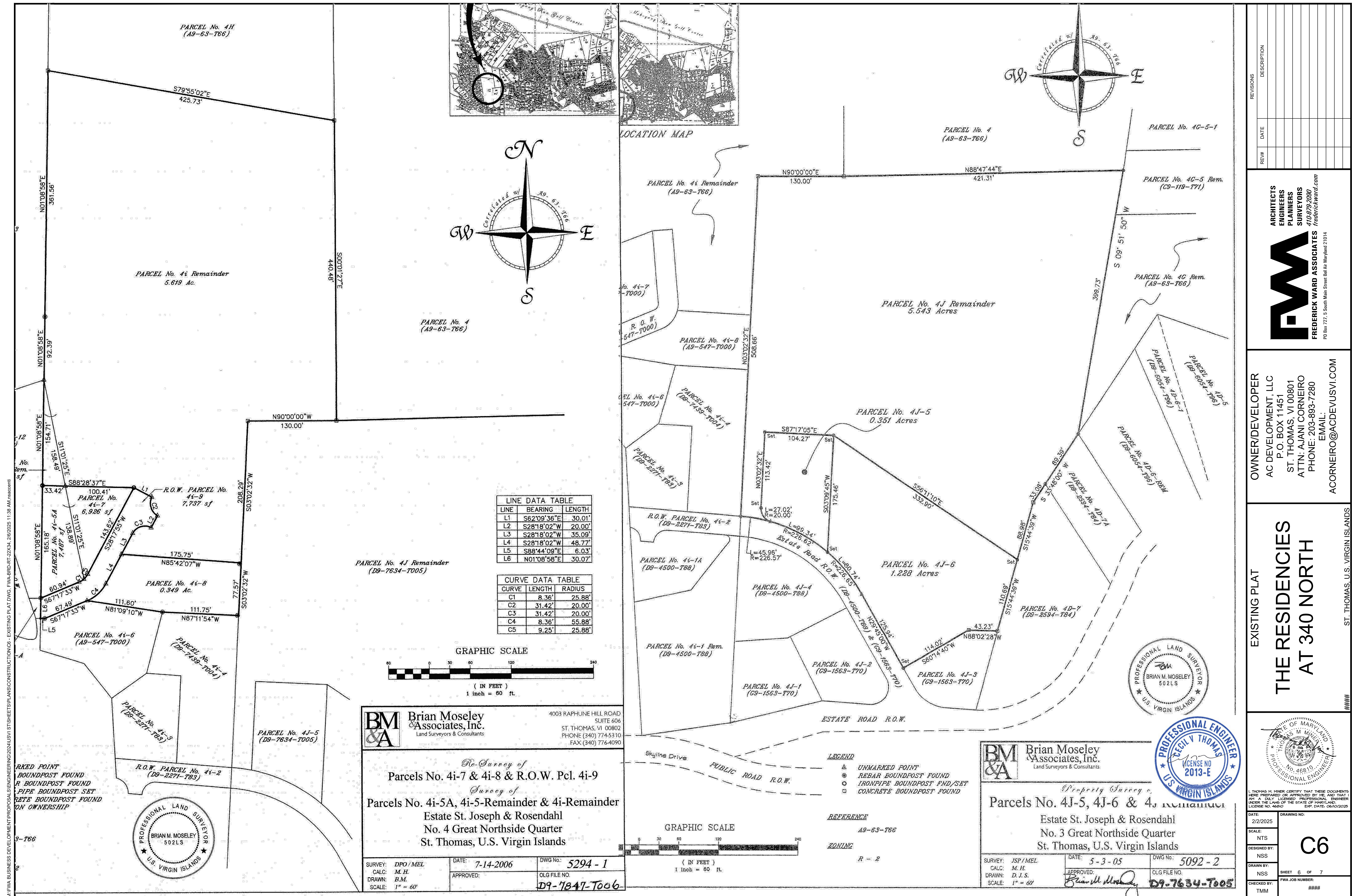
THE RESIDENCIES AT 340 NORTH

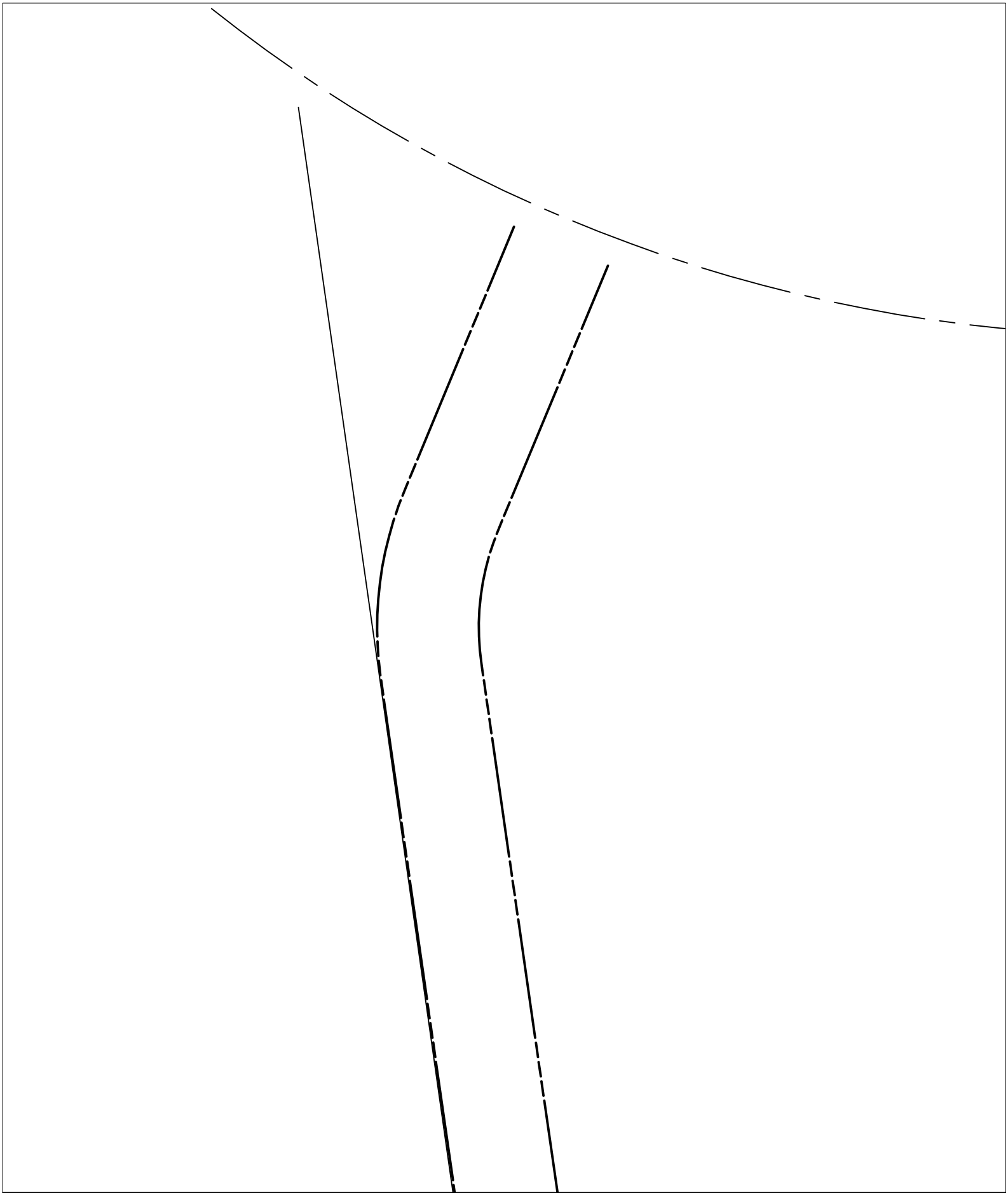
ST. THOMAS, U.S. VIRGIN ISLANDS



I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 46810 EXP. DATE: 06/10/2025

DATE: 2/2/2025	DRAWING NO:
SCALE: NTS	C5
DESIGNED BY: NSS	
DRAWN BY: NSS	
CHECKED BY: TMM	SHEET 5 OF 7 FWA JOB NUMBER: ####





OWNER/DEVELOPER
AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL:
ACORNEIRO@ACDEVUSVI.COM

FWA
FREDERICK WARD ASSOCIATES
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-679-7090
frederickward.com
PO Box 727, 5 South Main Street, Bel Air, Maryland 21014

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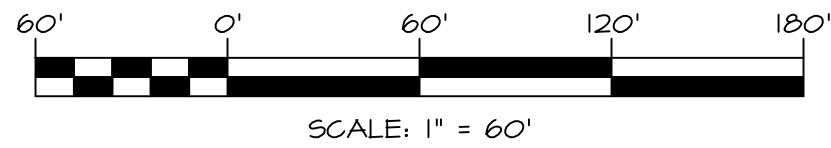
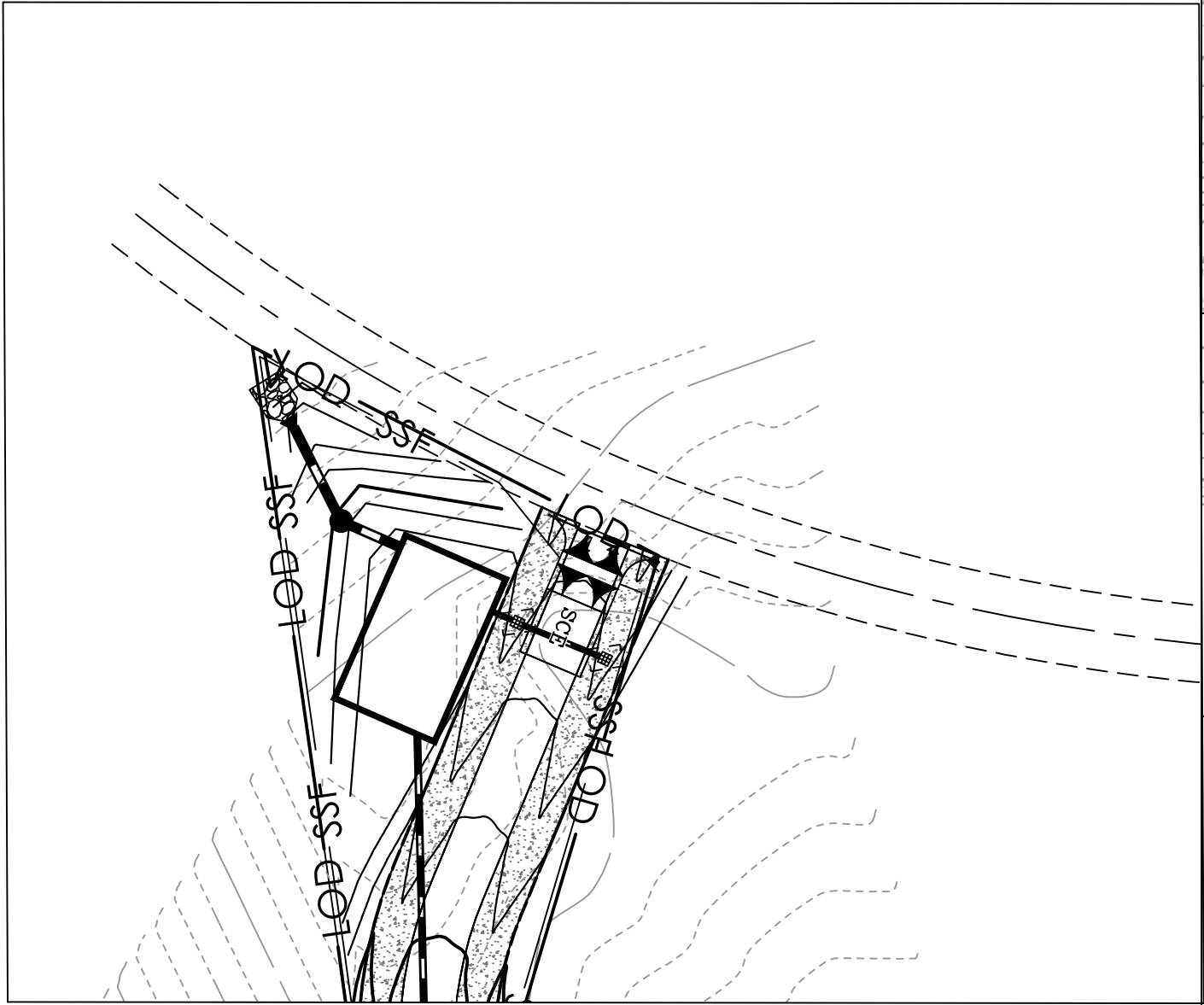
DATE:	2/2/2025	DRAWING NO:	C7		
SCALE:	1" = 60'				
DESIGNED BY:	NSS				
DRAWN BY:	NSS				
CHECKED BY:	TMM				
		SHEET	7	OF	7
		FWA JOB NUMBER:		####	

STATE OF MARYLAND
THOMAS M. MINER
No. 46810
PROFESSIONAL ENGINEER
EXP. DATE: 06/10/2025

I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME AND THAT I
AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 46810

ST. THOMAS, U.S. VIRGIN ISLANDS

M:\FVA BUSINESS DEVELOPMENT\PROPOSAL ENGINEERING\2024\USVI STS\SHEETS\PLANS\ESC01 - OVERALL ESC PLAN.DWG, FVA-BRD-RT-22X34, 2/6/2025 11:57 AM, nss(cent)



NOTE TO CONTRACTOR:
CONTRACTOR TO STABILIZE ALL SLOPES
GREATER THAN 3:1 WITH MATTING WITHIN 7
DAYS UPON COMPLETION OF WORK

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
DoE	DOROTHEA-SUSANNABERG COMPLEX, 20 TO 40 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
DoF	DOROTHEA-SUSANNABERG COMPLEX, 40 TO 60 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
DoG	DOROTHEA-SUSANNABERG COMPLEX, 60 TO 90 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B



LEGEND

.....	SOIL BOUNDARY
— LOD —	LIMIT OF DISTURBANCE
— SF — SF —	SILT FENCE (SF)
— SSF —	SMART FENCE (SSF)
□ SIP	STANDARD INLET PROTECTION
□ AGIP	AT GRADE INLET PROTECTION
□ CIP	CURB INLET PROTECTION
□ COIP	COMBINATION INLET PROTECTION
☐ SCE	STABILIZED CONSTRUCTION ENTRANCE W/ MOUNTABLE BERM
— — — — —	PROP STORM DRAIN PIPE
☐	PROP STORM DRAIN INLET
▼	PROP STORM DRAIN OUTFALL
●	PROP STORM DRAIN MANHOLE
— SD —	EX STORM DRAIN LINE
--- 94 ---	EX CONTOURS
--- 94 ---	PROP CONTOURS
— W —	EX WATER LINES
— W —	PROP. WATER LINES
— G —	EXISTING GAS
	EX WETLANDS
□	EX. BUILDING
□	PROP BUILDING
—	BUILDING SETBACK
---	EX EASEMENT
▨	PROP CONCRETE PAVING
▩	PROP ASPHALT PAVING
—	PROP SEWER
---	EXISTING SEWER
---	EXISTING CURB GUTTER
---	PROPOSED CURB GUTTER
---	EXISTING ELECTRIC
---	PROPERTY BOUNDARY
~~~~~	EXISTING TREELINE
~~~~~	PROPOSED TREELINE
— OH — OH —	EXISTING OVERHEAD LINES

SHEET INDEX

DRAWING NO.	SHEET NAME
E1	OVERALL ESC PLAN
E2	SITE ESC PHASE 1
E3	SITE ESC PHASE 2
E4	SITE ESC PHASE 3
E5	ESC DETAILS
E6	ESC NOTES & DETAILS

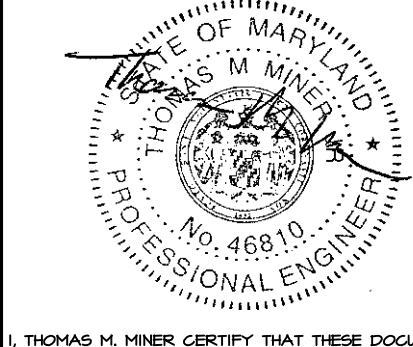
SITE ANALYSIS

TOTAL AREA OF SITE:	11.6500	AC
TOTAL AREA OF DISTURBANCE:	10.3300	AC
AREA TO BE VEGETATIVELY STABILIZED:	3.6200	AC
IMPERVIOUS AREA:	6.7100	AC
EARTHWORK QUANTITIES:		
	CUT 100000.00 00	CY ±
	FILL 100000.00 00	CY ±
	TOPSOIL 5500.0000	CY ±

EARTHWORK QUANTITIES ARE FOR SEDIMENT CONTROL ONLY. CONTRACTOR SHALL VERIFY ALL SUCH QUANTITIES TO HIS/HER OWN SATISFACTION

GENERAL NOTES

- ANY SEDIMENT CONTROLS REMOVED FOR UTILITY INSTALLATION SHALL BE RESTORED/REPLACED BY THE END OF THAT DAYS WORK AND STABILIZED THE SAME DAY.
- TOPSOIL AND STABILIZE WITH APPROPRIATE SEED MIX SLOPES AND SURFACES WITHIN 7 DAYS FOLLOWING COMPLETION OF GRADING ACTIVITY.
- INLET PROTECTION TO BE INSTALLED IMMEDIATELY INLET INSTALLATION.



I, THOMAS M. MIER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

DATE: 2/2/2025

DRAWING NO:

SCALE: 1" = 60'

DESIGNED BY: NSS

DRAWN BY: NSS

CHECKED BY: TMM

SHEET 1 OF 6

FVA JOB NUMBER: #####

OWNER/DEVELOPER

AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL: ACORNEIRO@ACDEVUSVI.COM

OVERALL ESC PLAN

THE RESIDENCIES
AT 340 NORTH

ST. THOMAS, U.S. VIRGIN ISLANDS

###

REVISIONS

DATE

REV#

DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
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410-879-2090
frederickward.com

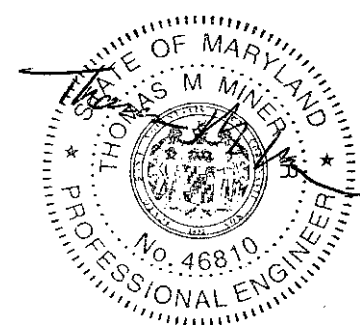
FVA
FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street Bal Air Maryland 21014

SITE ESC PHASE I

30' 0' 30' 60' 90'

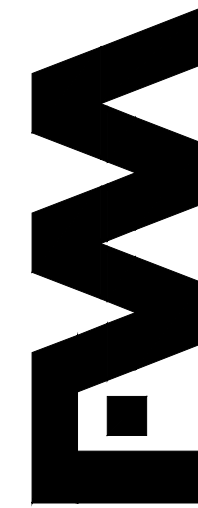
SCALE: 1" = 30'

A circular blue ink seal for a Professional Engineer. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "U.S. VIRGIN ISLANDS" at the bottom, separated by two stars. Inside the ring, the name "CECIL V THOMAS" is written in a curved path. A handwritten signature in black ink is written over the name. Below the signature, the text "LICENSE NO 2013-E" is printed.



ST THOMAS U S VIRGIN ISLANDS

EMAIL:
ACORNEIRO@ACDEVUSVI.COM



P0 Box 727, 5 South Main Street Bel Air Maryland 21014

[illegible]



MATCHLINE (SEE SHEET C2)



M:\FWA BUSINESS DEVELOPMENT\PROPOSALS\ENGINEERING\2024\USVI ST\SHEETS\PLANS\ESCIE3 - SITE ESC PHASE 2.DWG, FWA-BRD-RT-22X34, 2/6/2025 12:23 PM, nsacetti

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 46810 EXP. DATE: 06/10/2025

DATE: 2/2/2025	DRAWING NO:
SCALE: 1" = 30'	
DESIGNED BY: NSS	
DRAWN BY: NSS	
CHECKED BY: TMM	

E3

SHEET 3 OF 7

FWA JOB NUMBER:
####

SITE ESC PHASE 1 & 2

THE RESIDENCIES
AT 340 NORTH

ST. THOMAS, U.S. VIRGIN ISLANDS

OWNER/DEVELOPER

AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL:

ACORNEIRO@ACDEVUSVI.COM

FWA

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

FREDERICK WARD ASSOCIATES

*410-679-7090
frederickward.c*

PQ Box 727 15 South Main Street, 3rd Air Mailland 21014

[illegible]

MATCHLINE (SEE SHEET C3)

ACCESS
DRIVE
ROW



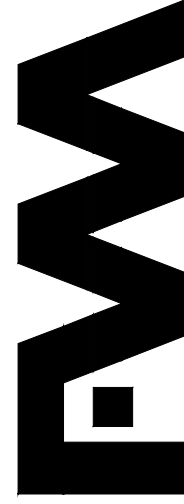
I, THOMAS H. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46010 EXP. DATE: 06/30/2025	
DATE: 2/2/2025	DRAWING NO:
SCALE: "1" = 30'	E4
DESIGNED BY: NSS	
DRAWN BY: NSS	
CHECKED BY: TMM	
SHEET 4 OF 7	FNA JOB NUMBER: ####

SITE ESC PHASE 3

THE RESIDENCIES
AT 340 NORTH

OWNER/DEVELOPER
AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL:
CORNEIRO@ACDEVUSVI.COM

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frederickward.com



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[illegible]

THE CONTRACTOR/OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. FURTHER, NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED.

THE LIMITS OF DISTURBANCE SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO GRADING OF THE SITE TO ENSURE COMPLIANCE WITH APPROVED PLANS. ALL FOREST RETENTION AREA WILL BE DELINEATED WITH BLAZE ORANGE FENCE AS WELL AS ANY SWM INFILTRATION PRACTICE PRIOR TO ANY CLEARING. WORK BEYOND LIMITS OF DISTURBANCE AND IN ANY AREA INSIDE THE FOREST RETENTION AND SWM INFILTRATION AREA IS CONSIDERED TO BE VIOLATION OF THIS PLAN.

ALL SEDIMENT CONTROL PRACTICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. UPON COMPLETION OF INSTALLATION OF PERIMETER SEDIMENT CONTROL PRACTICES THE SITE MUST BE INSPECTED BY THE DEPARTMENT OF PUBLIC WORKS (DPW). NO ADDITIONAL CONSTRUCTION ACTIVITY WILL BE AUTHORIZED WITHOUT THE APPROVAL FROM DPW.

ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD INTO PUBLIC WAYS. DURING CONSTRUCTION, EVERY MEANS WILL BE TAKEN TO CONTROL SOIL EROSION AND SILTATION. IF NECESSARY A WASH RACK MAY NEED TO BE ESTABLISHED.

EARTH DIKES, SEDIMENT TRAPS, ETC. WILL BE LOCATED AS SHOWN ON THESE DRAWINGS. FIELD CHANGES AND MINOR ADJUSTMENTS ARE PERMISSIBLE AS LONG AS THE INSTALLATION FUNCTIONS AND CONFORMS TO SPECIFICATIONS. THE SITE INSPECTOR PRIOR TO INSTALLATION MUST APPROVE ALL SUCH CHANGES. MAJOR CHANGES TO THE APPROVED PLAN WILL REQUIRE RE-APPROVAL BY THE HARFORD SOIL CONSERVATION DISTRICT.

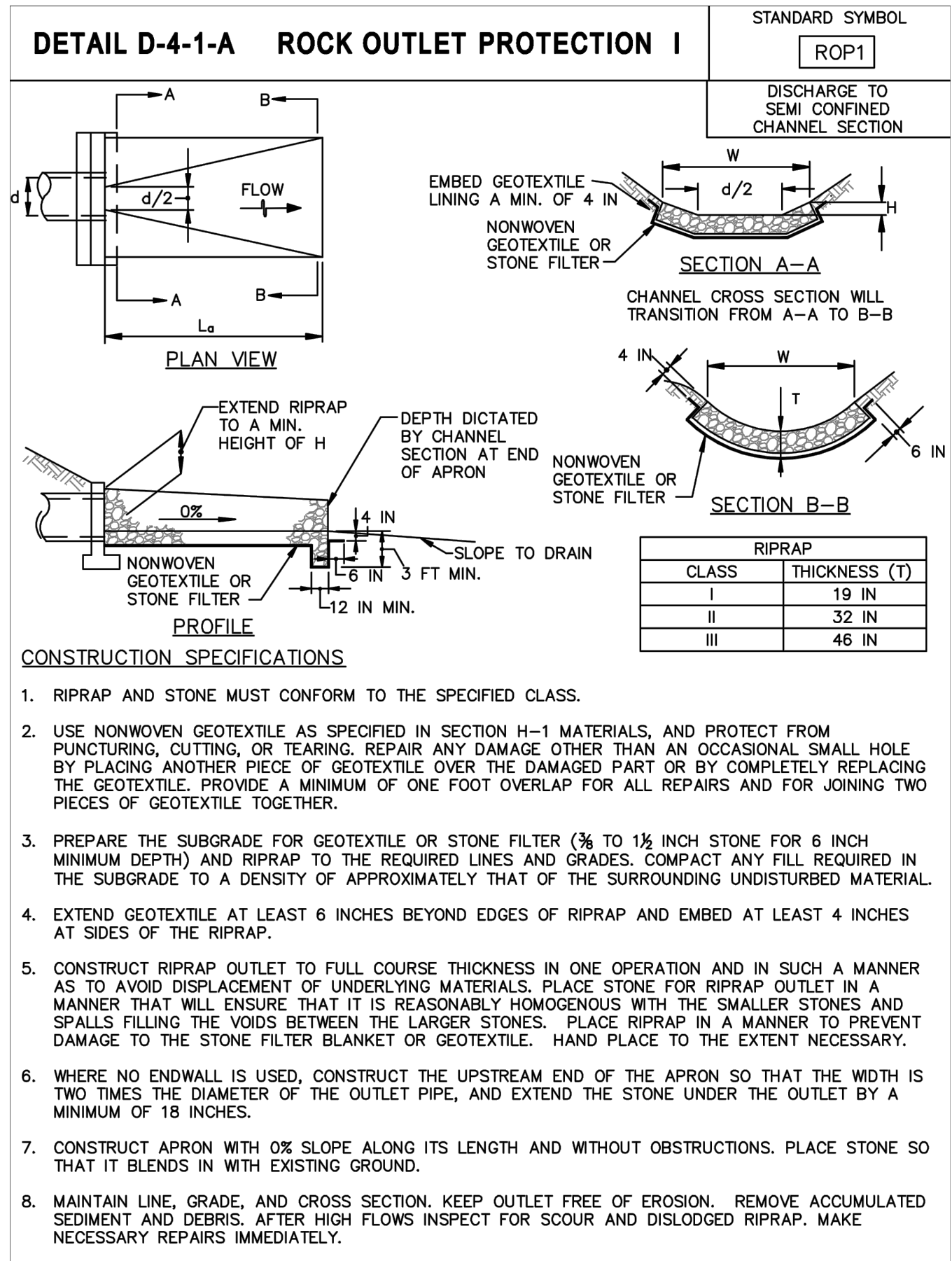
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

- A) THREE CALENDAR DAYS ON SLOPES GREATER THAN 3:1, ALL WATERWAYS AND TO THE SURFACE OF ALL PERIMETER CONTROLS.
- B) SEVEN CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS OF THE PROJECT SITE.

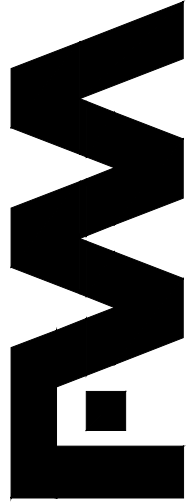
DUST CONTROL MUST BE MANAGED AS PART OF ALL SEDIMENT CONTROL PLANS. FAILURE TO DO SO IS A VIOLATION OF THIS PLAN.

SEDIMENT BASINS MUST BE USED TO DESIGN SPECIFICATIONS SHOWN ON THE PLAN. THE BASIN IS TO BE USED AS A FUTURE SWM FACILITY. THE BASIN WILL BE BUILT IN ACCORDANCE WITH THE LATEST MD-319 STANDARDS. SPECIFICATIONS, SPECIFIED MATERIALS MUST BE USED, NO CHANGES OR MODIFICATIONS WILL BE MADE WITHOUT WRITTEN AUTHORIZATION OF THE HARFORD SOIL CONSERVATION DISTRICT.

9. TEMPORARY FENCING SHALL BE PLACED AROUND ALL SEDIMENT BASINS, TRAPS, AND PONDS DURING CONSTRUCTION AND SITE GRADING.
10. AT THE END OF EACH WORKING DAY ALL SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED AND LEFT OPERATIONAL. A WEEKLY LOG WILL BE KEPT IN ACCORDANCE WITH N/IN/PDES REGULATIONS. A COPY OF THE APPROVED SEDIMENT CONTROL PLANS SHALL BE AVAILABLE AT THE SITE AT ALL TIMES.
11. ENSURE POSITIVE DRAINAGE TO ALL ROAD INLETS DURING ALL PHASES OF ROAD CONSTRUCTION TO ENSURE POSITIVE FLOW TO TRAPS AND OR BASINS.
12. CUT AND/OR FILL SHALL BE DONE IN CONFORMANCE WITH 2011 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR LAND GRADING.
13. SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTING FLOWS FROM TRaversING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO SAFELY CONVEY WATER DOWN SLOPES WITHOUT CAUSING EROSION.
14. OFF-SITE WASTE OR BORROW AREAS SHALL HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE IMPORT OR EXPORT OF MATERIAL TO/FROM THE PROJECT SITE.
15. ALL MATERIAL ORIGINATING FROM THE DEVELOPMENT OF THE PROPERTY AND DEPOSITED ON THE PUBLIC RIGHT-OF-WAY SHALL BE IMMEDIATELY REMOVED.
16. STORM DRAIN INLETS AND OUTLETS SHALL BE PROTECTED PER 2011 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS.
17. TOPSOIL, LIMING, FERTILIZING, SEEDING, MULCHING, SOD, ETC., ARE ALL ESSENTIAL PARTS OF THE SEDIMENT CONTROL PLAN AND MUST BE COMPLETED ALONG WITH ALL OTHER PRACTICES.
18. TRAPS TO BE REMOVED SHALL BE DEWATERED AS PER THE 2011 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS.
19. PRIOR TO REMOVAL OF TRAPS OR CONVERSION OF SEDIMENT BASINS TO SWM FACILITIES, THE STORM DRAINS WILL BE FLUSHED.
20. SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED UNTIL ALL DISTURBED AREAS FOR WHICH THE PRACTICES WERE INSTALLED HAVE BEEN STABILIZED. SEDIMENT CONTROL PRACTICES MAY BE REMOVED ONLY WITH THE AUTHORIZATION OF THE DPA INSPECTOR. ALL DISTURBED AREAS RESULTING FROM REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE STABILIZED IMMEDIATELY. REMOVAL PRIOR TO INSPECTOR'S APPROVAL CONSTITUTES A VIOLATION.

[illegible]

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
410-879-2090
frederickward.



PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER

AAC DEVELOPMENT, LLC
 P.O. BOX 11451
 ST. THOMAS, VI 00801
 ATTN: AJANI CORNEIRO
 PHONE: 203-893-7280

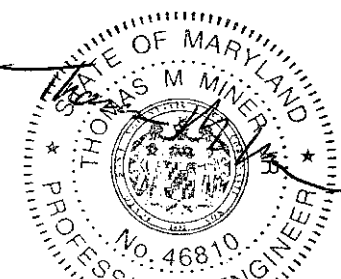
EMAIL:
ACORNEIRO@ACDEVUSVI.COM

ESC NOTES & DETAILS

THE RESIDENCIES AT 340 NORTH

ST THOMAS U.S. VIRGIN ISLANDS

#####



I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 46810 EXP. DATE: 06/10/2025

DATE:
2/2/2025

DRAWING NO.

SCALE
N

N

DESIGNED BY
NSS

DRAWN
N

CHECKED BY
TMM

E6

SHEET 6 OF 6

FWA JOB NUMBER: #####

###

I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN ELIGIBLE LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46610 EXP. DATE: 06/10/2025	
DATE: 2/21/2025 SCALE: # = # DESIGNED BY: NSS DRAWN BY: NSS CHECKED BY: TMM	DRAWING NO: <div style="font-size: 48pt; text-align: center;">R1</div> SHEET 1 OF 4 FWA JOB NUMBER: #####

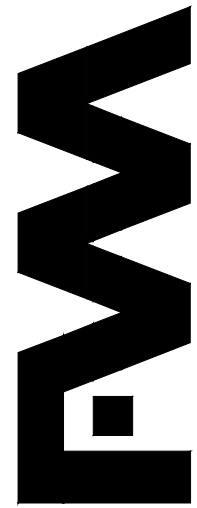
THE RESIDENCIES
AT 340 NORTH

OWNER/DEVELOPER

P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280

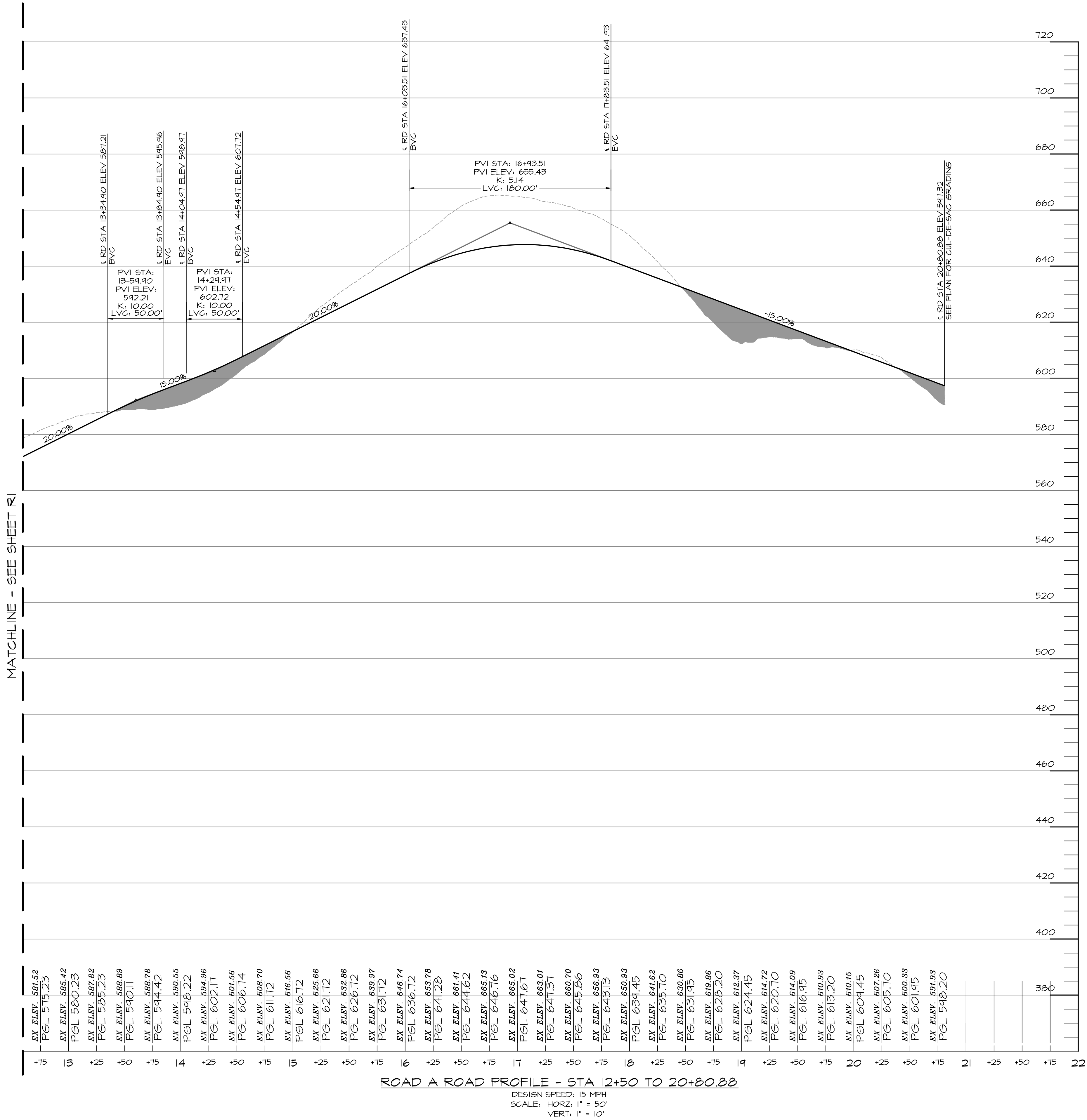
EMAIL:
ACORNEIRO@ACDEVUSVI.COM

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ENGINEERS
PLANNERS
SURVEYORS**
410-879-2090
frank@franklinward.com

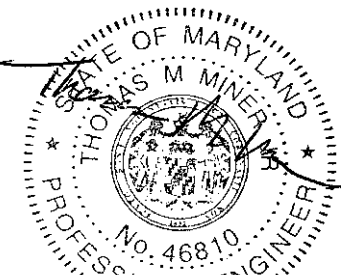


P0 Box 727, 5 South Main Street Bel Air Maryland 21014

[illegible]



DENOTES FILL MATERIAL TO BE CONTROLLED
 & COMPACTED AS CERTIFIED BY AN
 APPROVED SOILS ENGINEER. FILL MATERIAL
 IS TO BE PLACED IN NO GREATER THAN 8"
 LIFTS AND ROLLED TO 97% COMPACTION
 WITHIN THE TOP 1 FOOT OF SUBGRADE AND
 PER USVI STANDARD.



I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 46810 EXP. DATE: 06/10/2025

DATE:

SCALE:

1000 10000 100000 1000000 10000000 100000000 1000000000

1933

NSS

SHEET 2 OF 4

TMM

R2

ROADWAY PROFILES

THE RESIDENCIES
AT 340 NORTH

ST THOMAS U.S. VIRGIN ISLANDS

###

OWNER/DEVELOPER

P.O. BOX 11451

ST. THOMAS, VI 00801

PHONE: 203-893-7280

EMAIL: ACORNEIRO@ACDEVUSVI.COM

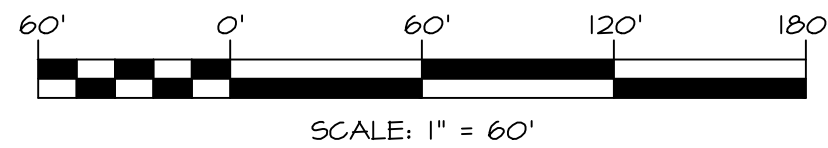
**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
410-879-2090



FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street Bel Air Maryland 21014

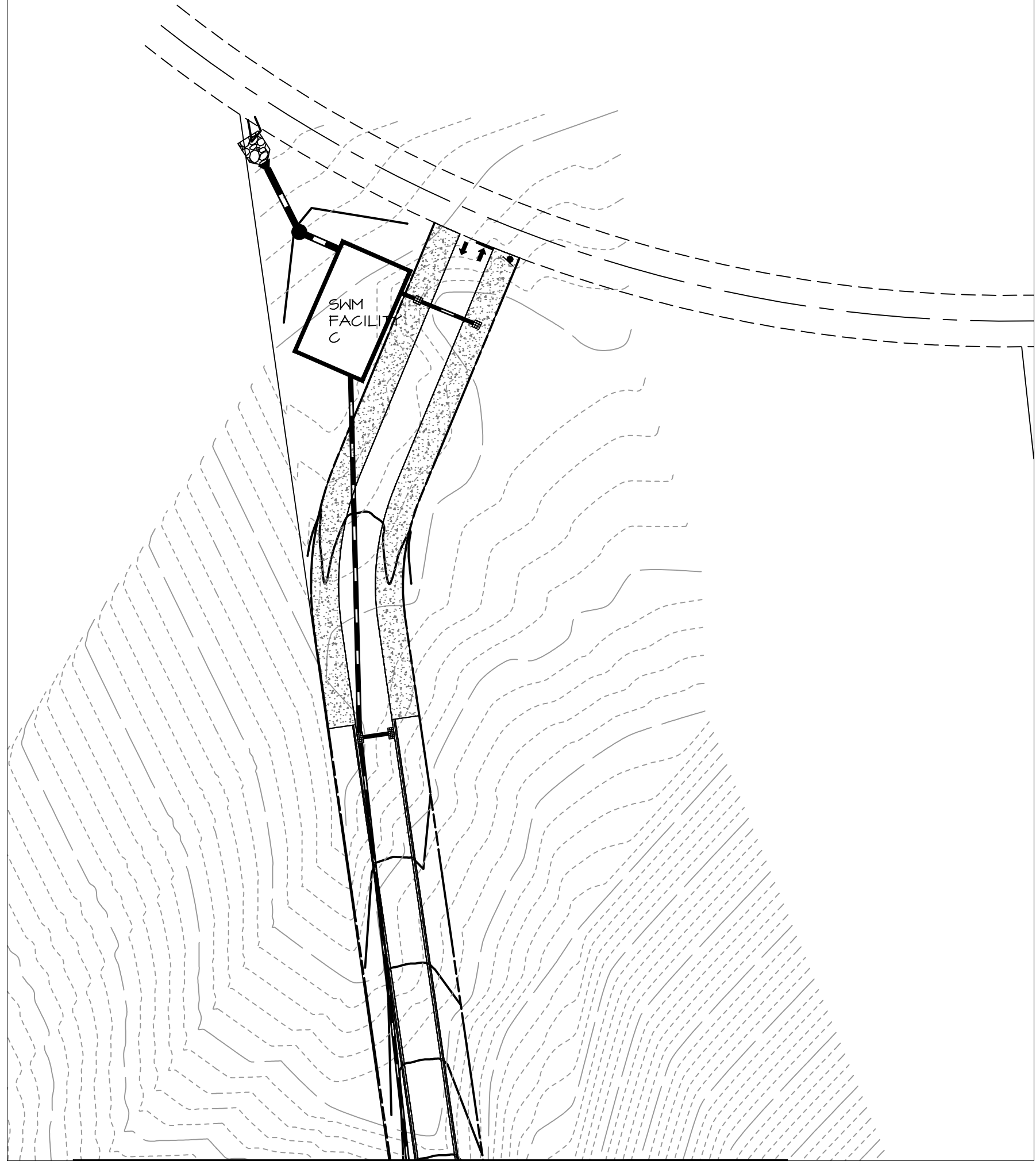
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MATCH LINE THIS SHEET



SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
D ₀ E	DOROTHEA-SUSANNABERG COMPLEX, 20 TO 40 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D ₀ F	DOROTHEA-SUSANNABERG COMPLEX, 40 TO 60 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D ₀ G	DOROTHEA-SUSANNABERG COMPLEX, 60 TO 90 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B



MATCH LINE THIS SHEET

WATER QUANTITY MANAGEMENT SUMMARY

STUDY POINT	STORM EVENT	EX Q (CFS)	PROP Q (CFS)
SP #1	1 - YEAR	15.60	16.84
	10 - YEAR	109.67	106.01
	100 - YEAR	351.35	440.81

TIME OF CONCENTRATION STUDY POINT #1

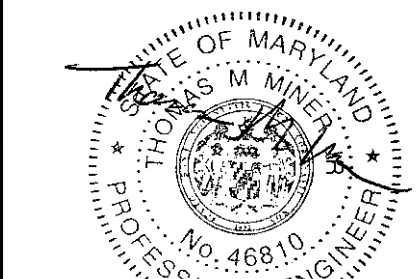
EXISTING CONDITIONS							
AREA	SECTION	FLOW TYPE	UP HILL ELEV.	DOWN HILL ELEV.	LENGTH (FT)	SLOPE (%)	SURFACE
EX-1A	A-B	SHEET	885.0	858.0	100	27.0%	GRASS DENSE
	B-C	SHALLOW CONC	858.0	641.0	647	33.5%	UNPAVED
	C-SP#1A	CHANNEL	641.0	530.0	449	24.7%	CHANNEL
	Reach 1A				940	13.8%	
EX-1B	A-B	SHEET	895.0	881.0	100	14.0%	GRASS DENSE
	B-C	SHALLOW CONC	881.0	670.0	504	41.9%	UNPAVED
	C-SP#1B	CHANNEL	670.0	470.0	964	20.7%	CHANNEL
	Reach 1B				649	10.8%	
EX-1C	A-B	SHEET	695.0	670.0	100	25.0%	GRASS DENSE
	B-C	SHALLOW CONC	670.0	478.0	566	33.9%	UNPAVED
	C-SP#1	CHANNEL	478.0	400.0	751	10.4%	CHANNEL
PROPOSED CONDITIONS STUDY POINT #1							
AREA	SECTION	FLOW TYPE	UP HILL ELEV.	DOWN HILL ELEV.	LENGTH (FT)	SLOPE (%)	SURFACE
PR-1A	A-B	SHEET	885.0	858.0	100	27.0%	GRASS DENSE
	B-C	SHALLOW CONC	858.0	633.0	640	35.2%	UNPAVED
	C-D	CHANNEL	633.0	595.0	326	11.7%	CHANNEL
	Reach 1A				940	13.8%	
PR-1A-REM Minimum 0.1 Hours is used							
PR-1B	A-B	SHEET	895.0	881.0	100	14.0%	GRASS DENSE
	B-C	SHALLOW CONC	881.0	670.0	507	41.6%	UNPAVED
	C-D	CHANNEL	670.0	540.0	626	20.8%	CHANNEL
	Reach 1B				649	10.8%	
PR-1B-REM Minimum 0.1 Hours is used							
PR-1C Minimum 0.1 Hours is used							

OVERALL STORMWATER PLAN

OWNER/DEVELOPER

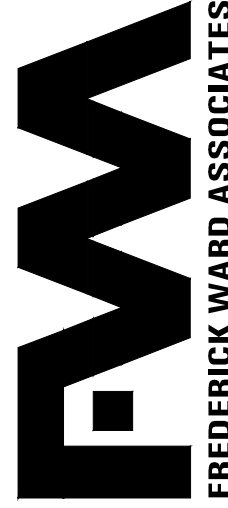
AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL: ACORNEIRO@ACDEVUSVI.COM

THE RESIDENCIES
AT 340 NORTH



DATE: 2/2/2025	DRAWING NO: W1
SCALE: 1" = 60'	
DESIGNED BY: NSS	
DRAWN BY: NSS	
CHECKED BY: TMM	
SHEET 1 OF 7	FNA JOB NUMBER: #####

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS



FREDERICK WARD ASSOCIATES, INC.
410-879-2090
frederickward.com

REVISIONS

DATE

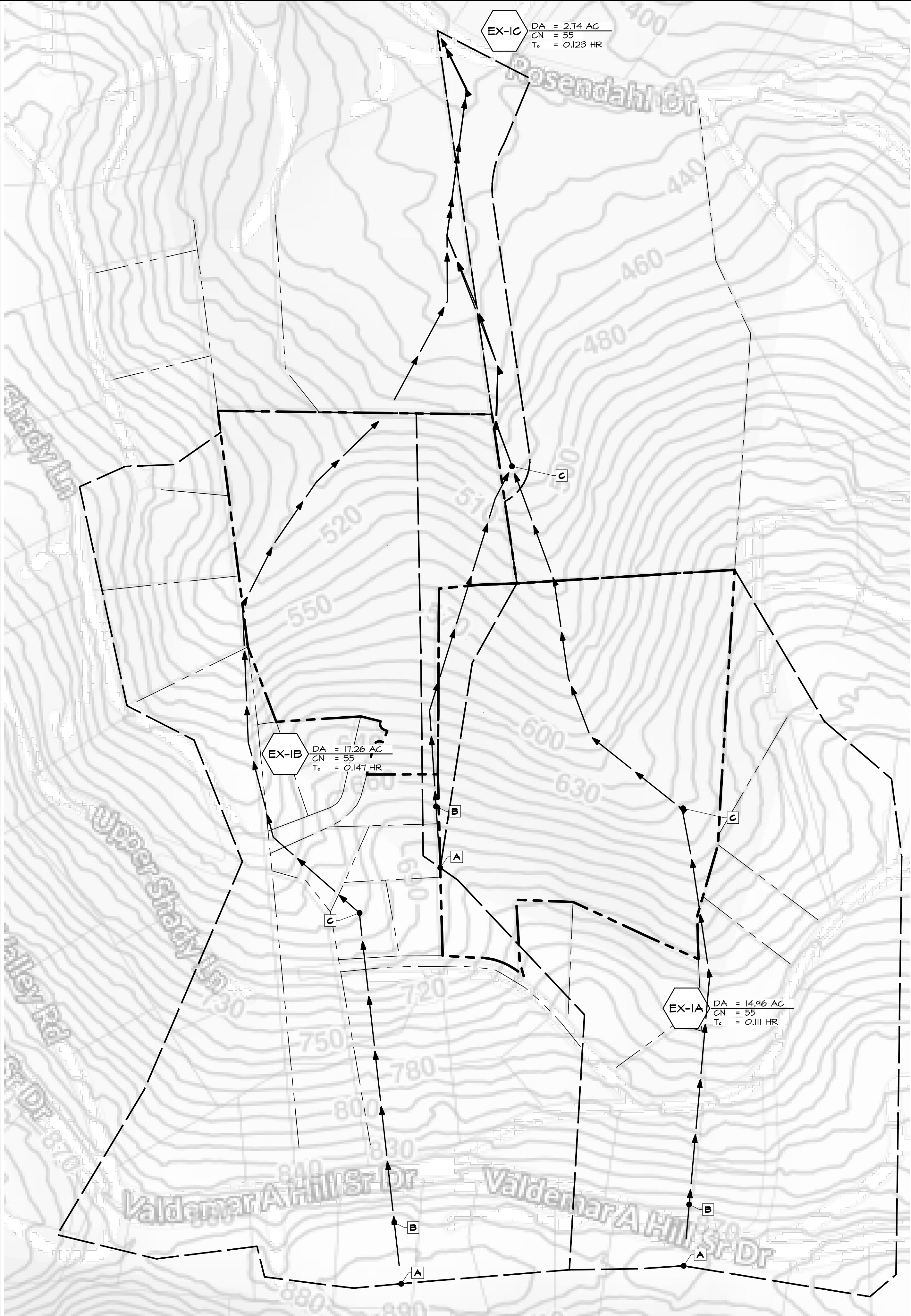
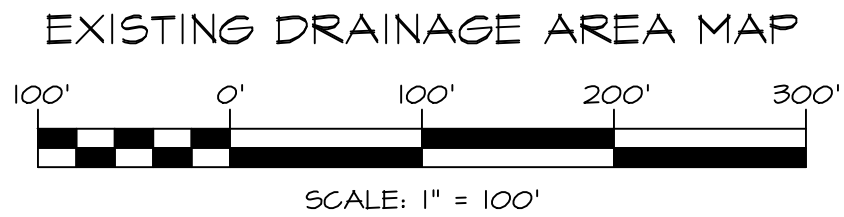
REV#

DESCRIPTION

M:\FMA BUSINESS DEVELOPMENT\PROPOSAL ENGINEERING\2024\USVI STS\SHEETS\PLANS\SWMW2 - SWM EX Dwg, FMA-BRD-RT-22X34_26/2025 12:13 PM.jascent

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
D ₀ E	DOROTHEA-SUSANNABERG COMPLEX, 20 TO 40 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D ₀ F	DOROTHEA-SUSANNABERG COMPLEX, 40 TO 60 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D ₀ G	DOROTHEA-SUSANNABERG COMPLEX, 60 TO 90 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B



LEGEND

- TC PATH
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA DESIGNATION
- POINT OF INVESTIGATION (STUDY POINT)

DA

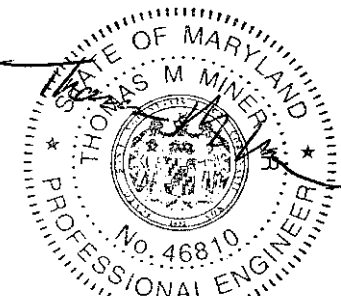
DA = 0.00AC
CN = 0
Tc = 0HR

SP #



EX. CONDITIONS DRAINAGE AREAS

THE RESIDENCIES
AT 340 NORTH



I, THOMAS H. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

DATE: 2/2/2025

DRAWING NO: W2

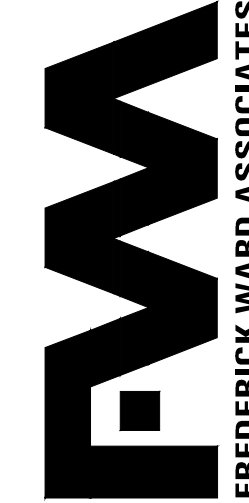
SHEET 2 OF 7

FMA JOB NUMBER: #####

OWNER/DEVELOPER

AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL: ACORNEIRO@ACDEVUSVI.COM

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS



REVISIONS

DATE

DESCRIPTION


PROPOSED DRAINAGE AREA MAP

100' 0' 100' 200' 300'


SCALE: 1" = 100'



LEGEND

- ← ← ← • TC PATH
- DRAINAGE AREA DIVIDE
- 

$$\frac{DA}{CN} = \frac{0.00AC}{0}$$

$$T_e = OHR$$
- 
- DRAINAGE AREA DESIGNATION
- POINT OF INVESTIGATION (STUDY POINT)

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
410-879-2090
frederickward.com



FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street Bel Air, Maryland 21014

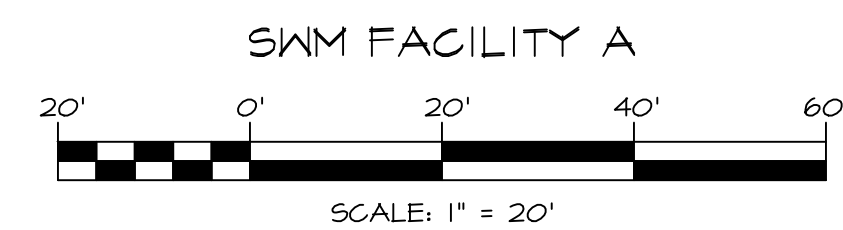
OWNER/DEVELOPER
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THE RESIDENCIES
AT 340 NORTH

ST. THOMAS, U.S. VIRGIN ISLANDS #####



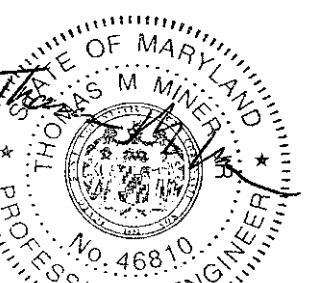
1. UNDERGROUND STORMWATER VAULT SELECTION AND SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER FOLLOWING PRODUCT SELECTION AND LAYOUT FOR CONFORMITY TO DESIGN VOLUMES AND CONFIGURATION.
2. STORMWATER OUTLET STRUCTURE TO BE PRECAST. STRUCTURE SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO CASTING.



FW
FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street Bel Air Maryland 21014

ACORNEIRO@ACDEVUSVI.COM

THE RESIDENCIES AT 340 NORTH

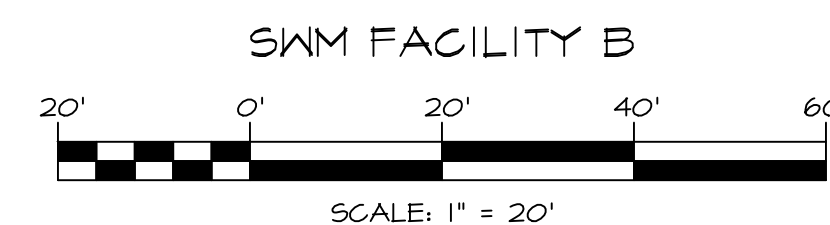


FWA JOB NUMBER ##

W4



1. UNDERGROUND STORMWATER VAULT SELECTION AND SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER FOLLOWING PRODUCT SELECTION AND LAYOUT FOR CONFORMITY TO DESIGN VOLUMES AND CONFIGURATION.
2. STORMWATER OUTLET STRUCTURE TO BE PRECAST. STRUCTURE SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO CASTING.



OWNER/DEVELOPER
AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL:
ACORNEIRO@ACDEVUSVI.COM

SWM FACILITY B DETAIL

THE RESIDENCIES
AT 340 NORTH



I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 46610 EXP. DATE: 06/30/2022

DRAWING NO.

 $1^{\circ} = 20'$

NSS

1

SHEET 4 OF 6

FWA JOB NUMBER:

W5

OF 6

NUMBER:

####

ST. THOMAS, U.S. VIRGIN ISLANDS

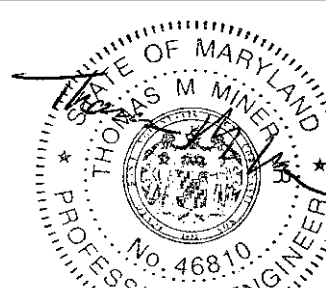
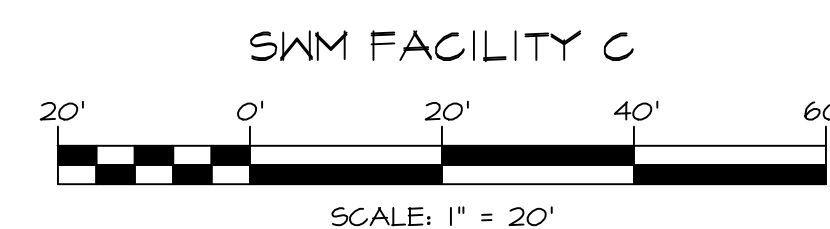
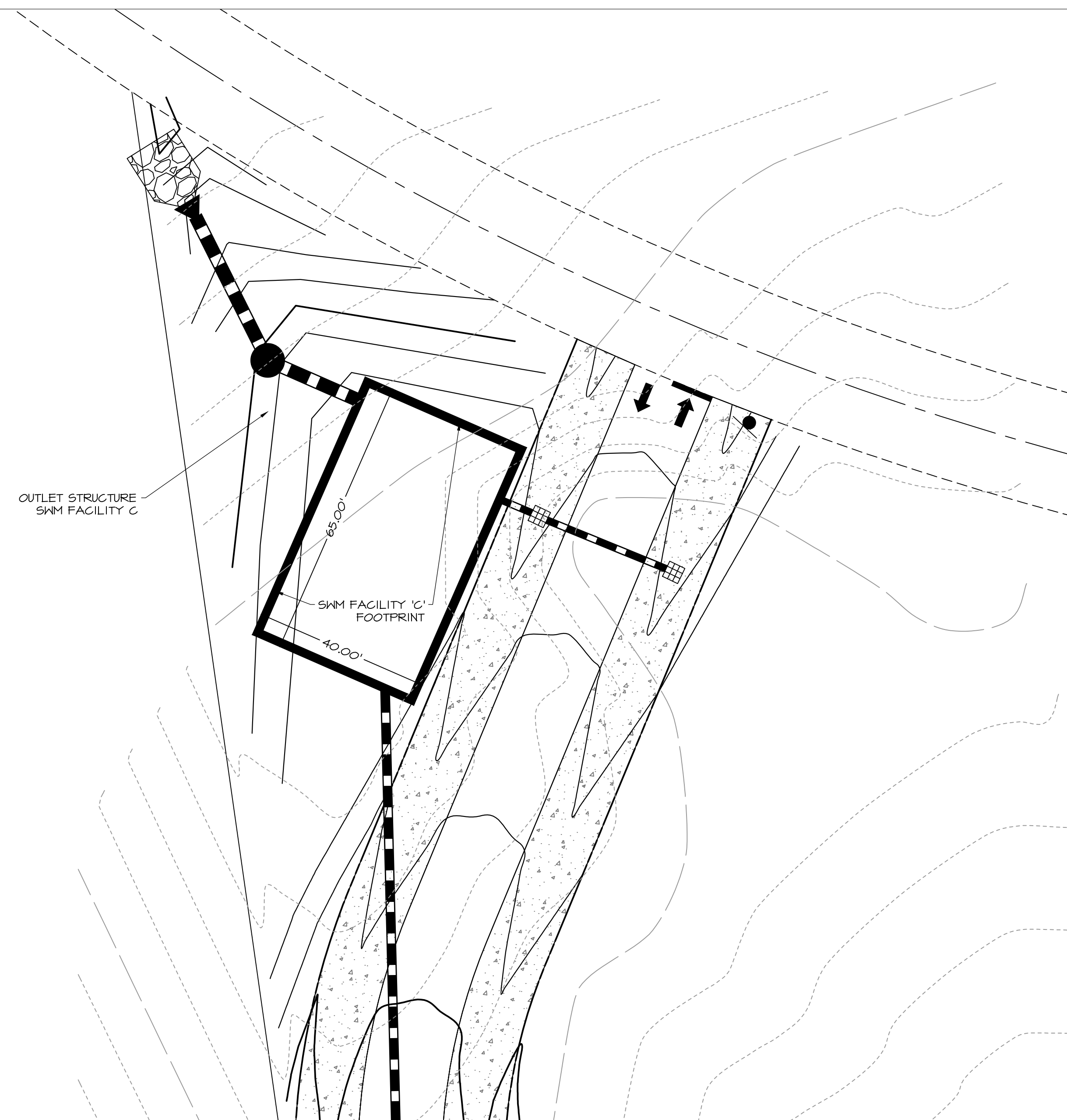
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OUTLET STRUCTURE SWM FACILITY A

OUTLET STRUCTURE SWM FACILITY A

STORMWATER FACILITY NOTES:

1. UNDERGROUND STORMWATER VAULT SELECTION AND SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER FOLLOWING PRODUCT SELECTION AND LAYOUT FOR CONFORMITY TO DESIGN VOLUMES AND CONFIGURATION.
2. STORMWATER OUTLET STRUCTURE TO BE PRECAST. STRUCTURE SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO CASTING.



I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 66810 EXP. DATE: 06/10/2025

DATE:	DRAWING NO:
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2/2/2025

SCALE:
1" = 20'

DESIGNED BY: **VW6**

NSS	WU
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DRAWN BY: NCC SHEET 4 OF 6

NSS	DATE: 4-17-0
CHECKED BY:	FWA JOB NUMBER:

CHECKED BY:	####
TMM	



I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 06/10/2025	
DATE: 2/2/2025	DRAWING NO:
SCALE: # = #	S1
DESIGNED BY: NSS	
DRAWN BY: NSS	SHEET 1 OF 3
CHECKED BY: TMM	FWA JOB NUMBER: ####

SANITARY PROFILES - SHEET 1

THE RESIDENCIES
AT 340 NORTH

ST. THOMAS U.S. VIRGIN ISLANDS

OWNER/DEVELOPER
AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL:
CORNEIRO@ACDEVUSVI.COM

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

FWA

FREDERICK WARD ASSOCIATES

410-879-2090
frederickward.com

P.O. Box 727, 5 South Main Street, Bel Air, Maryland 21014

[illegible]

M:\EWA BUSINESS DEVELOPMENT\PROPOSAL ENGINEERING\2024\USV1 ST\SHEETS\PI ANSW&SIS2 - SANITARY PROFILES - SHEET 2 DWG EWA-BRD-BT-27X34 2/5/2025 3:17 PM nsacent



STATE OF MARYLAND
THOMAS M. MINER
No. 46810
PROFESSIONAL ENGINEER

I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 06/10/2025	
DATE: 2/2/2025	DRAWING NO:
SCALE: # = ##	<div style="font-size: 48pt; text-align: center;">S2</div>
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SHEET 2 OF 3 FWA JOB NUMBER: #####	

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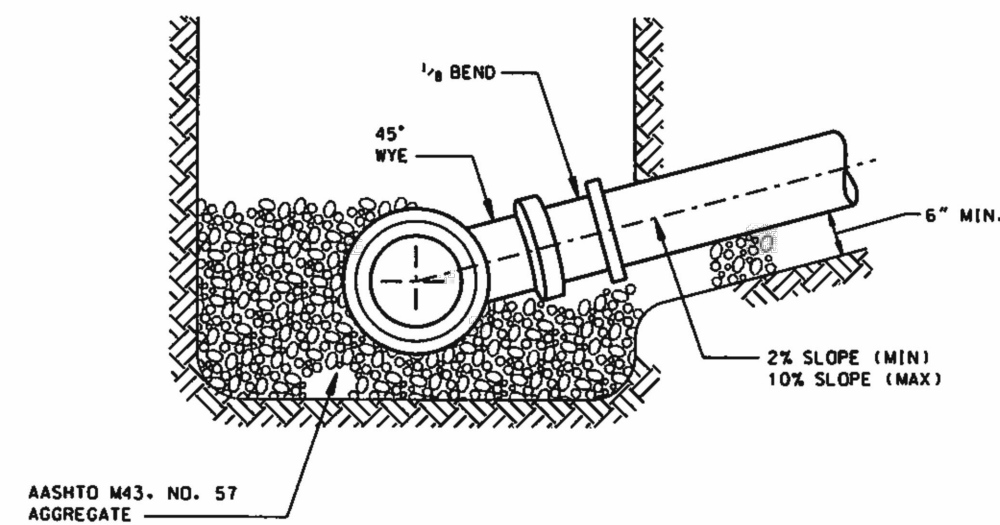
**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

FREDERICK WARD ASSOCIATES

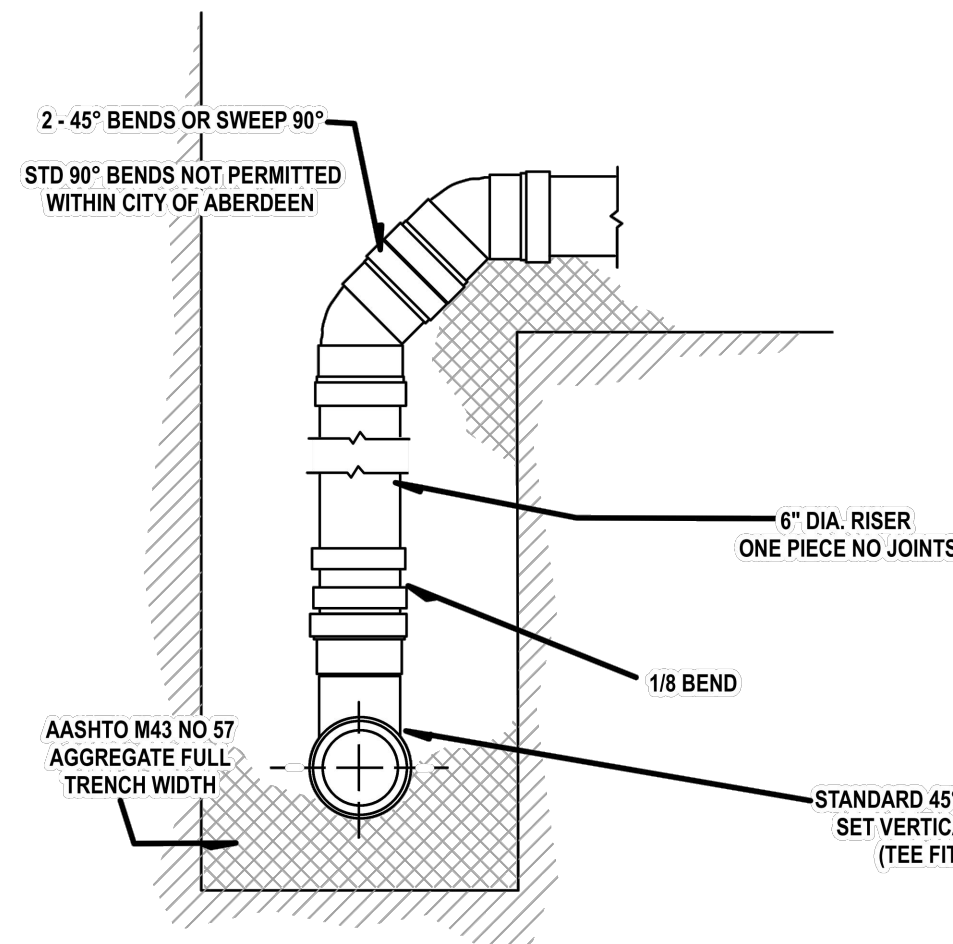
410-979-7090
frederickward.com

PO Box 727, 5 South Main Street Bel Air, Maryland 21014

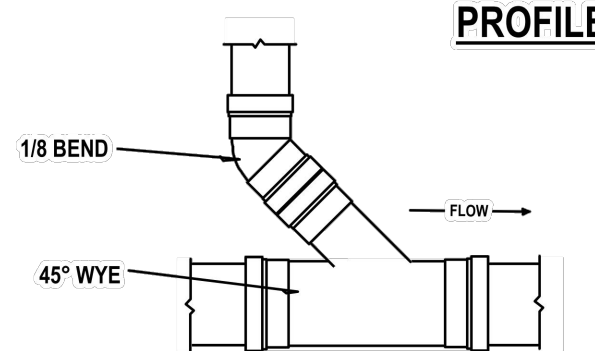
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SECTION
NO SCALE



SECTION



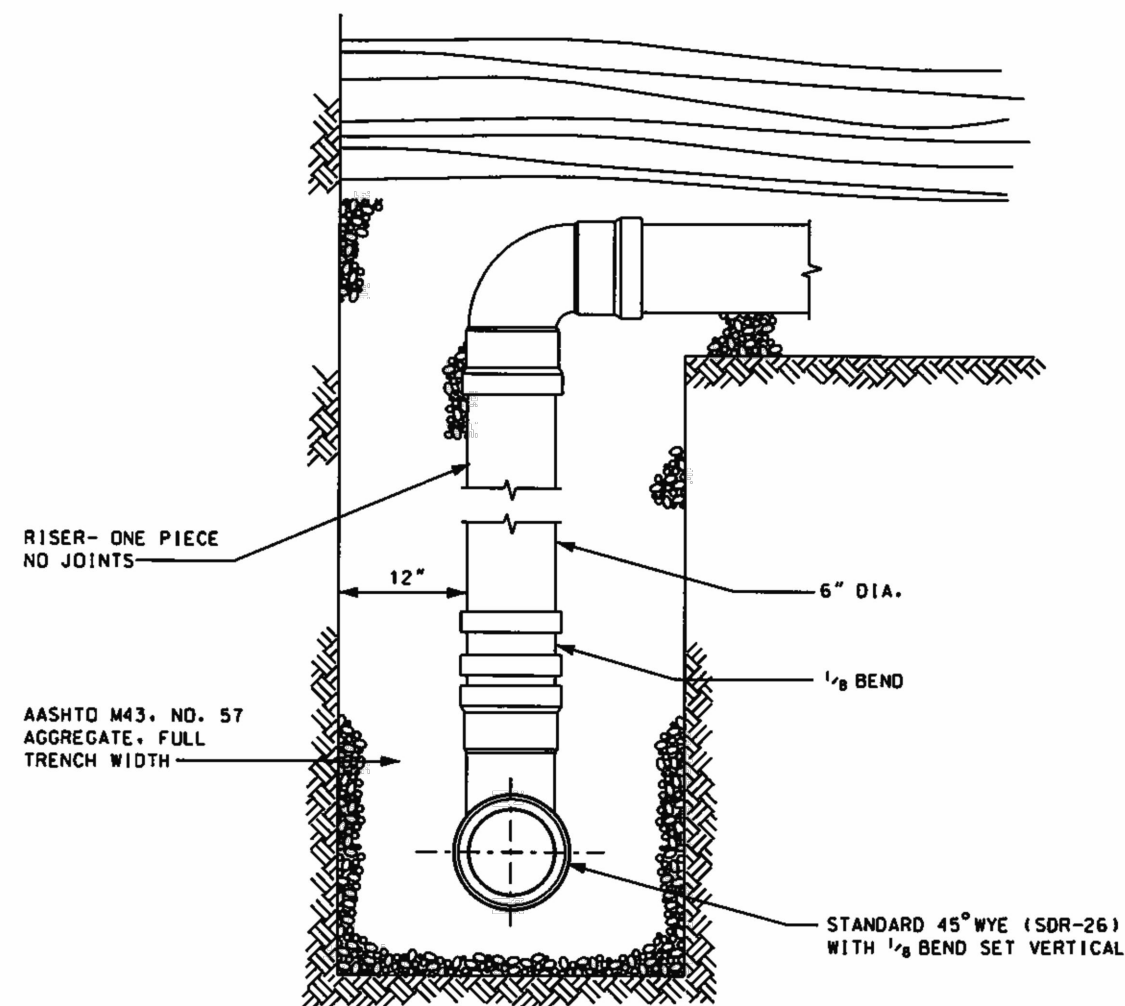
PROFILE

- NOTES:**

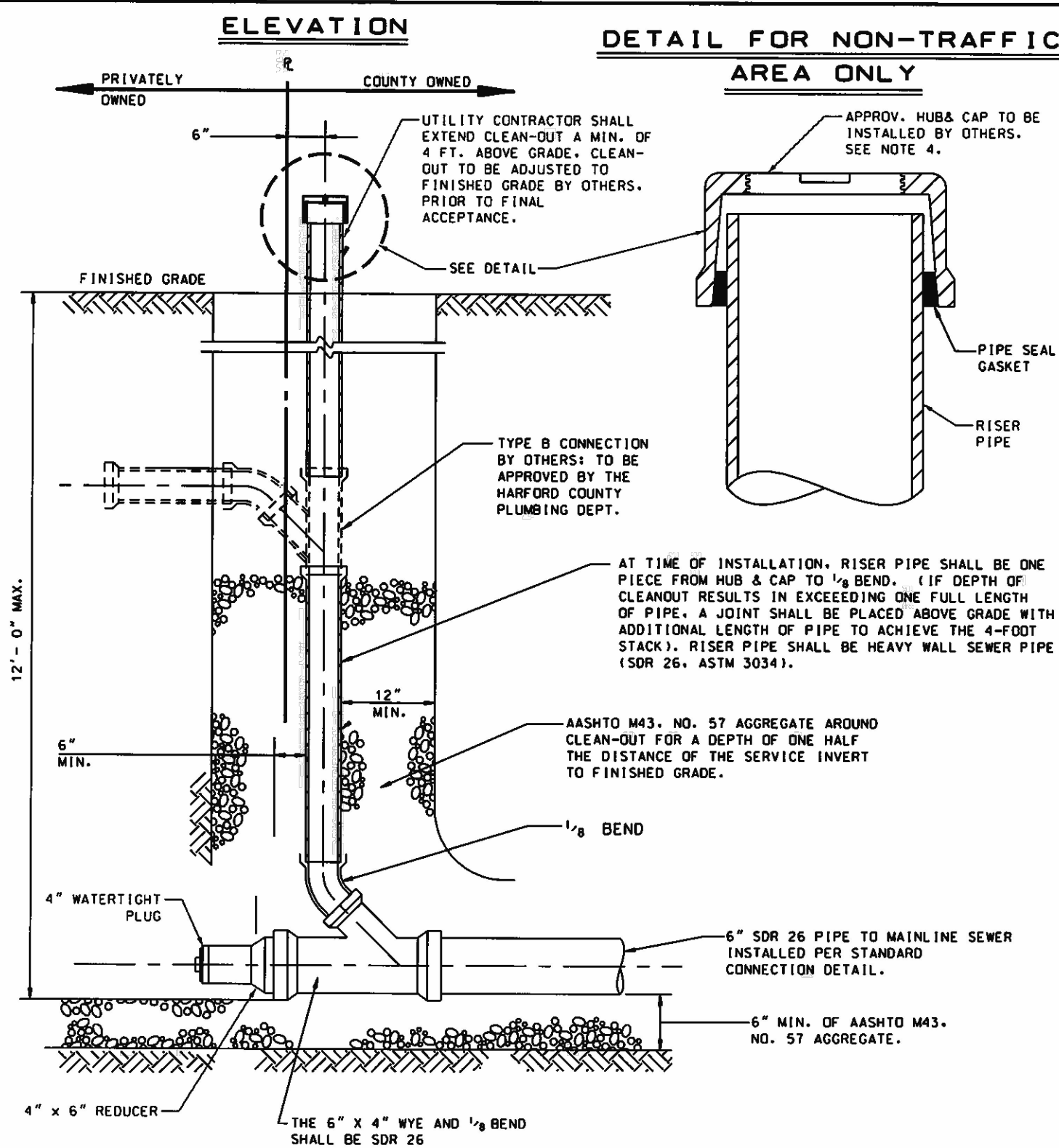
2. TRENCH TO BE COMPACTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
3. ALL PIPE AND FITTINGS SHALL BE SDR-26 FROM THE WYE ON THE MAIN TO THE CLEAN OUT.
4. CONNECTION TO MAIN MUST BE A WYE CONNECTION ALIGNED WITH DIRECTION OF FLOW. TEE FITTINGS ARE NOT PERMITTED.
5. STANDARD 90° BENDS ARE NOT PERMITTED. TWO 45° BENDS OR A LONG-SWEEP 90° BEND SHALL BE USED INSTEAD.

- NOTES:**

1. TRENCH TO BE COMPACTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
2. ALL PIPES AND FITTINGS SHALL BE SDR-26 FROM THE WYE ON THE MAIN TO THE CLEAN-OUT.



SECTION
NO SCALE



- NOTES:**
1. ALL PIPE AND FITTINGS SHALL BE SDR 26.
 2. CLEAN-OUTS ARE SUBJECT TO AIR TESTS. CONTRACTOR SHALL INSTALL APPROVED TEMPORARY AIR-TIGHT CAP OR PLUG. TAPPING IS NOT ALLOWED.
 3. ON LOTS WITH EXISTING HOMES, CONTRACTOR SHALL INSTALL APPROVED HUBS AND CAPS FLUSH WITH FINISHED GRADE.
 4. CLEANOUTS SHALL NOT BE CONSTRUCTED SO THAT THEY WILL END UP IN SIDEWALKS, STEPS OR DRIVEWAYS.



I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 46810 EXP. DATE: 06/10/2025

DATE: 2/2/2025

DRAWING NO.

SCALE:

N⁺

DESIGN

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14	

NS

CHECK

SHEET 3 OF 3

FWA JOB NUMBER:

S3

OF 3

NUMBER:

#####

OWNER/DEVELOPER

AC DEVELOPMENT, LLC

P.O. BOX 11451
ST THOMAS VI 00801

ATTN: AJANI CORNEIRO

PHONE: 203-893-7280

EMAIL: CORNEIRO@ACDEVI.SV.CC

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SANITARY DETAILS

THE RESIDENCIES AT 340 NORTH

ST THOMAS U.S. VIRGIN ISLANDS

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M:\FWA BUSINESS DEVELOPMENT\PROPOSALS\ENGINEERING\2024\USVI ST\SHEETS\PLANS\W&S\S3 - SANITARY DETAILS.DWG, FWA-BRD-RT-22X34, 2/5/2025 3:18 PM,rsaccenti